

RETAIL FOR SALE

FREESTANDING COMMERCIAL/REDEVELOPMENT

6370 BELLS FERRY ROAD, ACWORTH, GA 30102



FOR SALE

KW COMMERCIAL | FIRST ATLANTA

200 Glenridge Point Parkway
Atlanta, GA 30342



Each Office Independently Owned and Operated

PRESENTED BY:

CHARLIE GONZALEZ

Associate

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C: (404) 918-5050

charlieg@kw.com

361032, Georgia

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6370 BELLS FERRY ROAD



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EXECUTIVE SUMMARY

6370 BELLS FERRY ROAD



OFFERING SUMMARY

SUGGESTED PRICE:	\$750,000
PRICE PER SF:	\$401 per SF
BUILDING SF:	1,866 SF
LOT SIZE:	0.51 Acres
FRONTAGE:	Bells Ferry Road
YEAR BUILT:	1960
ZONING:	GC, General Commercial

PROPERTY SUMMARY

The property is in an excellent location along the main thoroughfare in Acworth. Bells Ferry Road is experiencing tremendous growth with new developments including residential, commercial, and industrial uses. Specifically, the subject is located on a corner with good frontage on Bells Ferry Road. The building is in good condition, and desirable. The property is zoned GC, General Commercial by Cherokee County. Allowable uses include convenience stores, gas stations, medical office, senior living, bar, fast-food establishment, full-service restaurant, etc. With a special use permit a liquor store would be allowed.

Highlights

- Desirable GC zoning
- Corner location on busy Bells Ferry Road
- Growing location in Acworth
- Excellent signage
- Good condition of the existing building

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PROPERTY PHOTOS

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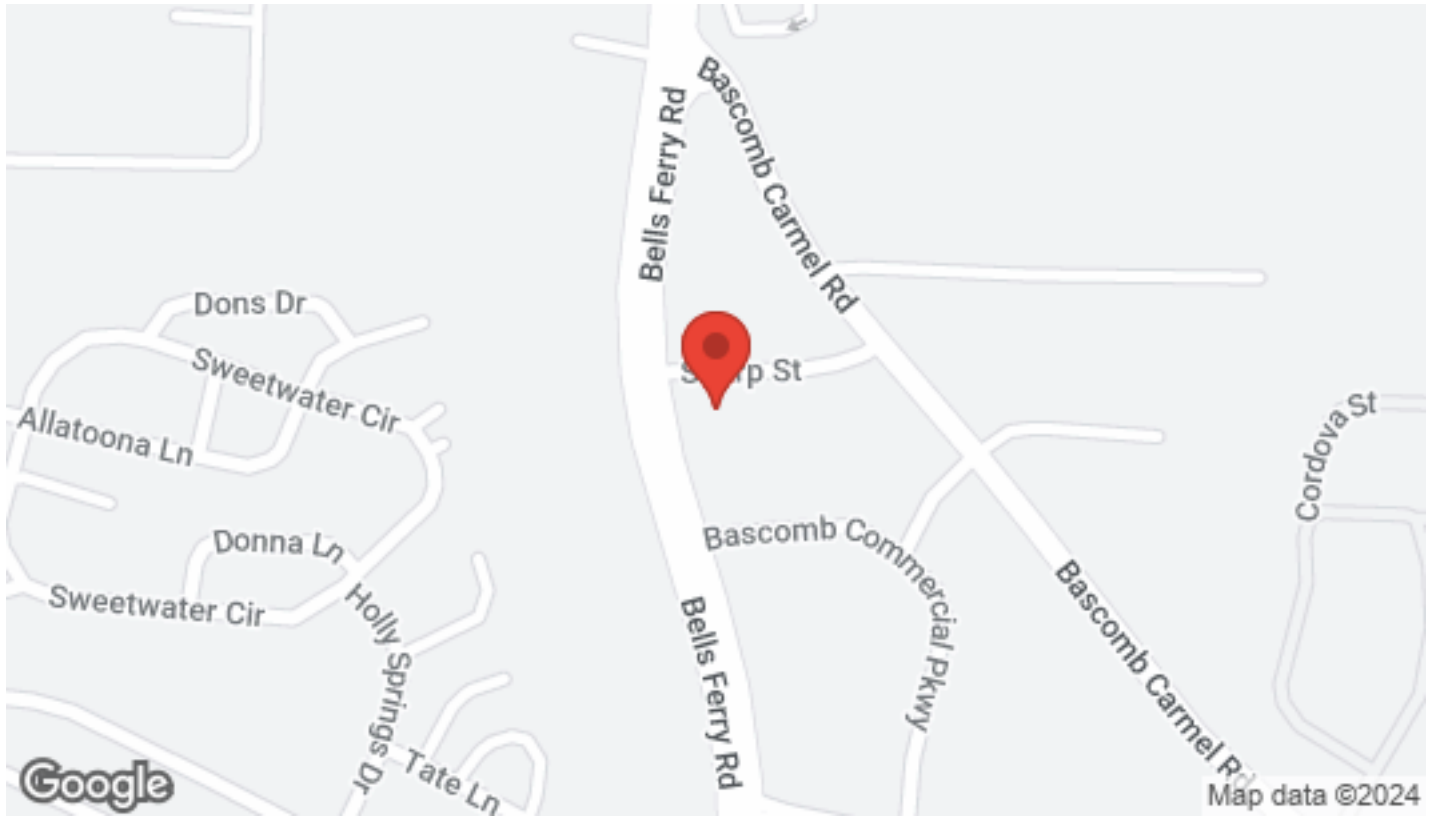


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LOCATION MAPS

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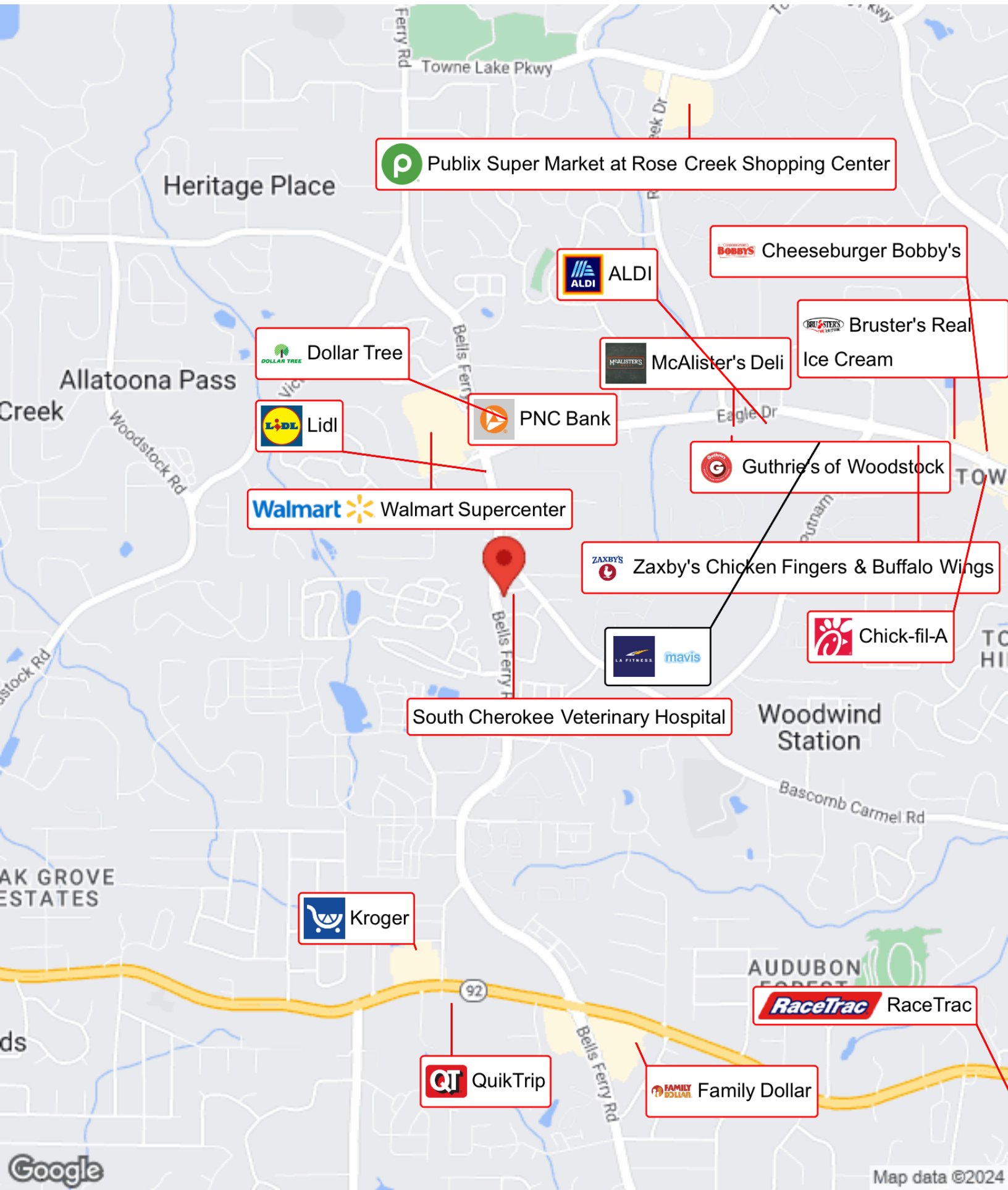
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BUSINESS MAP

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AERIAL MAP

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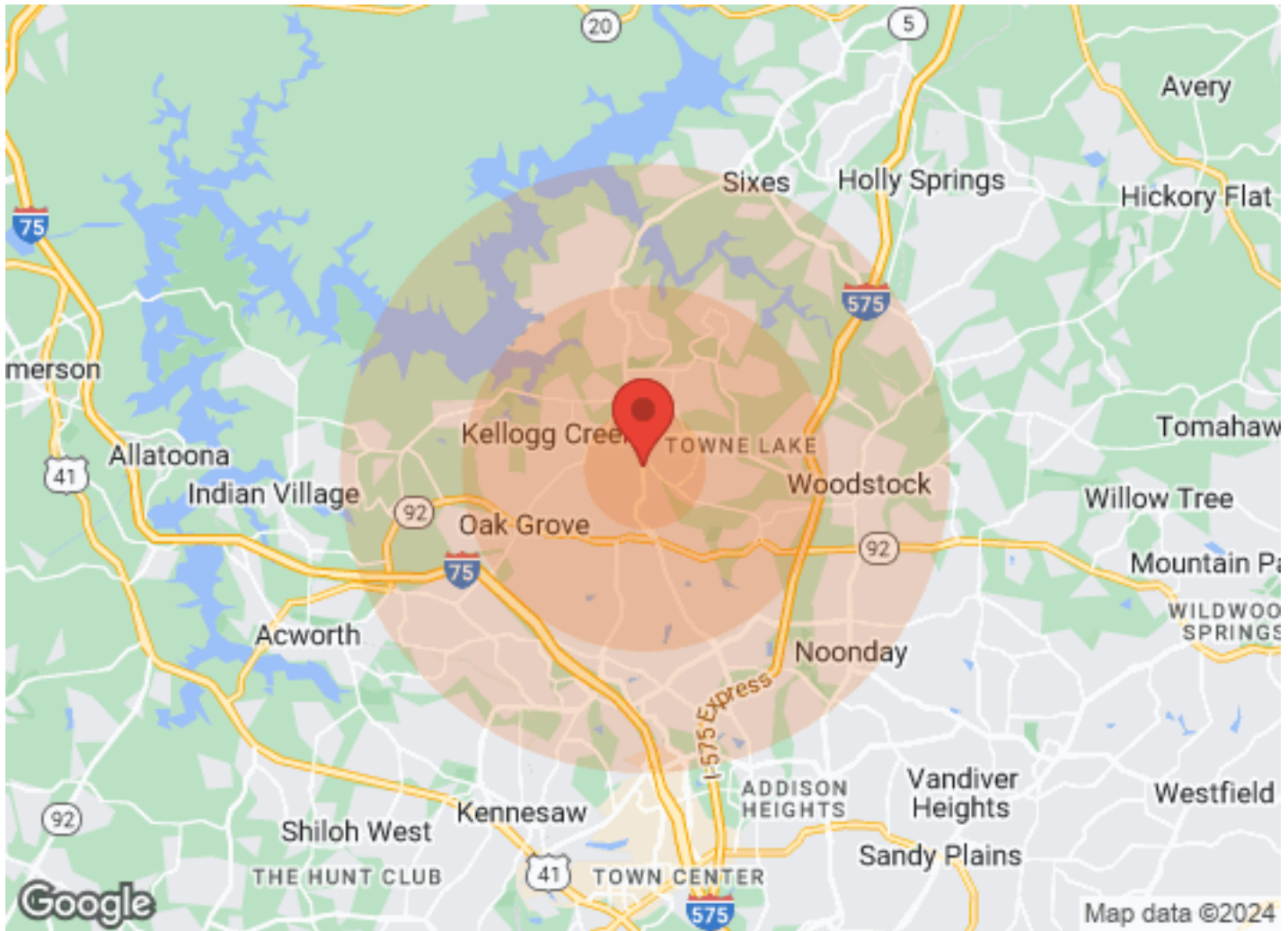
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,874	32,790	75,301	Median	\$55,920	\$70,275	\$69,646
Female	2,831	32,520	76,428	< \$15,000	161	1,076	3,676
Total Population	5,705	65,310	151,729	\$15,000-\$24,999	218	1,704	3,572
				\$25,000-\$34,999	157	1,662	4,874
Age				\$35,000-\$49,999	309	2,788	6,938
Ages 0-14	1,549	15,300	33,444	\$50,000-\$74,999	343	5,034	11,645
Ages 15-24	792	9,661	20,884	\$75,000-\$99,999	290	3,551	8,853
Ages 25-54	2,304	25,137	60,982	\$100,000-\$149,999	181	3,703	8,332
Ages 55-64	571	7,923	18,740	\$150,000-\$199,999	56	1,591	3,168
Ages 65+	489	7,289	17,679	> \$200,000	58	1,191	2,238
				Housing			
Race				Total Units	2,182	23,949	57,783
White	4,395	52,762	117,375	Occupied	1,908	22,502	53,795
Black	372	6,415	19,789	Owner Occupied	1,488	17,670	40,269
Am In/AK Nat	15	97	188	Renter Occupied	420	4,832	13,526
Hawaiian	6	6	12	Vacant	274	1,447	3,988
Hispanic	2,053	8,424	17,408				
Multi-Racial	1,768	9,312	20,366				

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PROFESSIONAL BIO

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